| 018.0 | 0003 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 856,900 / 856,900 |
| | | | | | USE VALUE: | 856,900 / 856,900 |
| | | | | | ASSESSED: | 856,900 / 856,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 143 | | LAKE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SPENCER ERIC W |
| Owner 2: | DIEZ SAIOA |
| Owner 3: | |
| Street 1: | 143 LAKE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SRIKRISHNA SNEHAL & - |
| Owner 2: | VAIDYANATHAN MAITHRIE - |
| Street 1: | 143 LAKE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6837.000 | 406,800 | | 450,100 | 856,900 |
| Total Card | 0.157 | 406,800 | | 450,100 | 856,900 |
| Total Parcel | 0.157 | 406,800 | | 450,100 | 856,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.14 | /Parcel: 546.14

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 12649

**GIS Ref**

**GIS Ref**

**Insp Date** 04/04/18

!1512!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 018.0-0003-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 406,800 | 0 | 6,837. | 450,100 | 856,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 395,500 | 0 | 6,837. | 450,100 | 845,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 395,600 | 0 | 6,837. | 450,100 | 845,700 | 845,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 283,600 | 0 | 6,837. | 478,200 | 761,800 | 761,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 282,000 | 0 | 6,837. | 348,800 | 630,800 | 630,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 282,000 | 0 | 6,837. | 303,800 | 585,800 | 585,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 269,100 | 0 | 6,837. | 258,800 | 527,900 | 527,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 258,700 | 0 | 6,837. | 253,200 | 511,900 | 511,900 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1512

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SRIKRISHNA SNEH | 1566-103 | 1 | 12/8/2020 | | 970,000 | No | No | | |
| SRIKRISHNA SNEH | 1494-112 | | 8/9/2016 | Convenience | 10 | No | No | | |
| CANFIELD ANNE, | 1492-21 | | 6/27/2016 | | 745,000 | No | No | | |
| JOHNSON CHARLES | 1427-12 | | 11/26/2012 | | 559,600 | No | No | | |
| JOHNSON CHARLES | 1095-61 | | 5/19/1992 | | 1 | No | No | | Hrant Johnson dod 7/15/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 20:06:06 |

## LAST REV

| Date | Time |
|---|---|
| 01/19/21 | 08:43:13 |
| mmcmakin | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 12649 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/23/2019 | 535 | Insulate | 4,800 | C | | | | |
| 9/26/2016 | 1170 | Solar Pa | 2,000 | | | | | |
| 5/15/2014 | 454 | Siding | 24,465 | | | | | |
| 2/28/2013 | 266 | Redo Bat | 21,500 | C | | | | |
| 12/28/2012 | 1693 | Inter Fi | 6,000 | | | | | |
| 5/16/1994 | 200 | Manual | 17,800 | | | | | WINDOWS/SIDING/ROO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/19/2021 | SQ Returned | MM | Mary M |
| 1/12/2021 | SQ Mailed | MM | Mary M |
| 4/4/2018 | Inspected | BS | Barbara S |
| 3/6/2018 | MEAS&NOTICE | BS | Barbara S |
| 8/7/2017 | SQ Returned | EMK | Ellen K |
| 6/18/2014 | External Ins | PC | PHIL C |
| 6/10/2013 | Measured | JBS | JOHN S |
| 5/23/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/10/2013 | Info Fm Prmt | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6837 | | Sq. Ft. | Site | | 0 | 80. | 0.82 | 1 | | | Med. Tr | -10 | | | | | 450,082 | | | | | | 450,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15696 | Total SF/SM: | 6837 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 450,082 | Spl Credit | | Total: | 450,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CHARCOAL | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.31921601 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 182.825 |
| Other Features: | 83551 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 456082 |
| Depreciation: | 49257 |
| Depreciated Total: | 406825 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

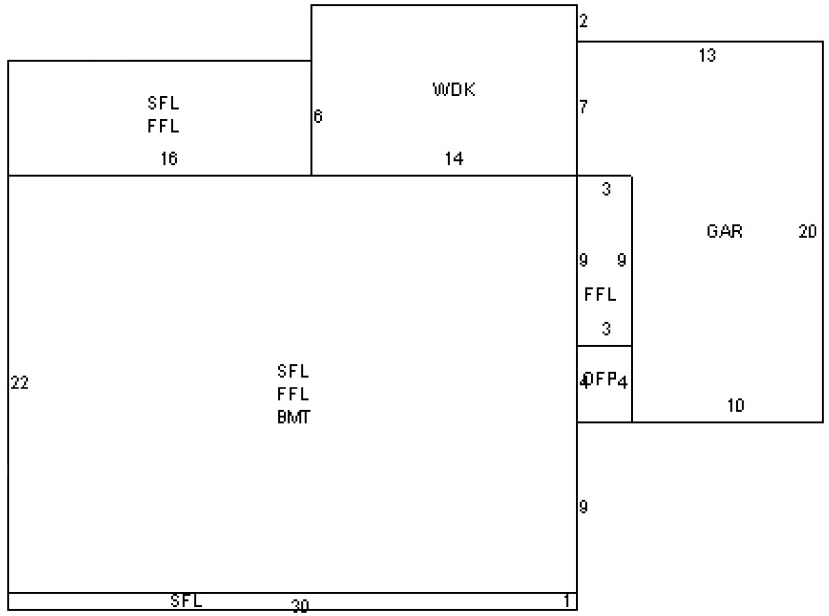
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 201.11 |
| Special Features: | 0 | Val/Su Net: | 157.19 |
| Final Total: | 406800 | Val/Su SzAd | 259.27 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 786 | 182.830 | 143,700 |
| FFL | First Floor | 783 | 182.830 | 143,152 |
| BMT | Basement | 660 | 54.850 | 36,199 |
| GAR | Garage | 221 | 26.050 | 5,756 |
| WDK | Deck | 126 | 13.800 | 1,738 |
| OFP | Open Porch | 12 | 43.560 | 523 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,588 | | | Total: | 331,068 |
| Size Ad | 1569 | Gross Area | 2588 | FinArea | 1569 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

018.0-0003-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|